

064.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

992,700 / 992,700

USE VALUE:

992,700 / 992,700

ASSESSED:

992,700 / 992,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
159		MYSTIC ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FAMOLARE GEORGE R & SUSAN P	
Owner 2:	
Owner 3:	

Street 1: 159 MYSTIC STREET SUITE 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .269 Sq. Ft. of land mainly classified as Two Family with a Multi-Convex Building built about 1880, having primarily Vinyl Exterior and 3181 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11700	Sq. Ft.	Site		0	70.	0.59	12				Med. Tr	-10					485,727						485,700	

Total AC/HA: 0.26860

Total SF/SM: 11700

Parcel LUC: 104 Two Family

Prime NB Desc ARLINGTON

Total: 485,727

Spl Credit

Total: 485,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

Type:	12 - Multi-Conver
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1880
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	1 - Drywall 50%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

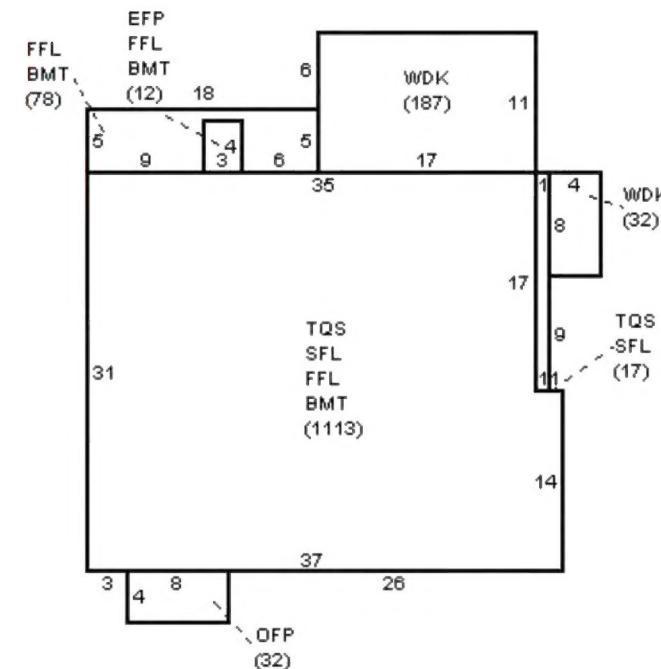
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	FR	1915	21.58	T	50	104			4,100			4,100

BATH FEATURES

Full Bath:	1	Rating:	Good
A Bath:	2	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

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SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,203	49.240	59,232						
FFL	First Floor	1,203	164.120	197,441						
SFL	Second Floor	1,130	164.120	185,460						
TQS	3/4 Story	848	164.120	139,095						
WDK	Deck	219	10.410	2,279						
OFF	Open Porch	32	43.340	1,387						
EFP	Enclos Porch	12	71.510	858						
Net Sketched Area: 4,647				Total: 585,752						
Size Ad	3180.5	Gross Area	4929	FinArea	3181					

IMAGE

AssessPro Patriot Properties, Inc